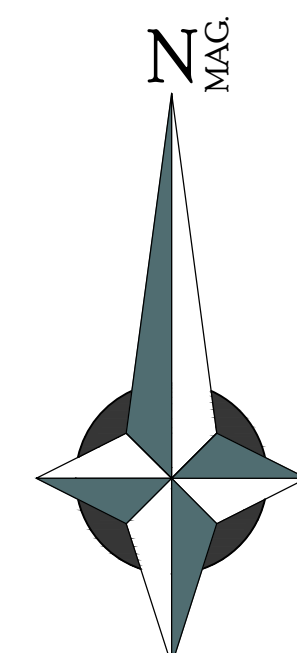
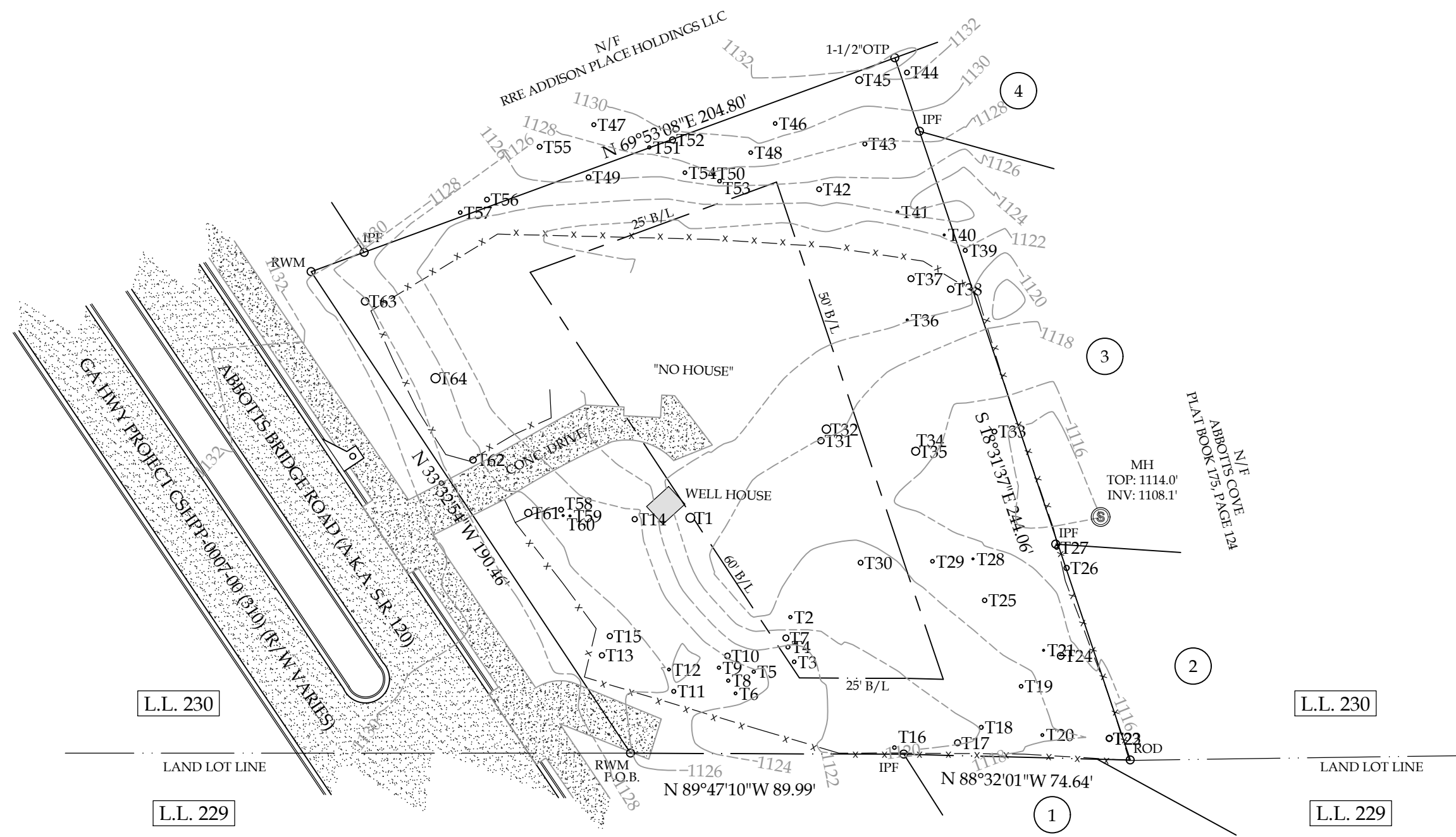


- LEGEND:
- IPF = IRON PIN FOUND (1/2" REBAR)
  - IPS = IRON PIN SET (1/2" REBAR)
  - NS = NAIL SET
  - NLF = NAIL FOUND
  - OTF = OPEN TOP PIPE
  - OTP = OPEN TOP PIPE
  - OTM = OPEN TOP MONUMENT
  - U.S. = U.S. COOP. MONUMENT FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - ASF = ASL FOUND
  - R/W = RIGHT OF WAY MONUMENT
  - R/W = RIGHT OF WAY
  - P/L = PROPERTY LINE
  - C/L = CENTER LINE
  - B/L = BUILDING LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - G.M.D. = GEORGIA METRA DISTRICT
  - P.P. = POWER POLE
  - TSF- = TREE SAVE FENCE
  - W- = WATER LINE
  - S- = SEWER LINE
  - F- = FENCE LINE
  - K- = KILL FENCE LINE
  - C- = CURB
  - XTW = CROSS TIE WALL
  - RAD. = RADII
  - Chd. = CHORD
  - ARC = ARC LENGTH
  - N/F = NOW OR FORMERLY
  - P.B. = PLAT BOOK
  - D.B. = DEED BOOK
  - P.D. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - F.H. = FIRE HYDRANT
  - M.H. = MANHOLE
  - U.M.H. = UTILITY MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - D.I. = DROPPY INLET
  - N. = NEIGHBORS
  - 999.0 E. = EXISTING SPOT ELEVATION
  - 999.0 P. = PROPOSED SPOT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - FLOW- = SURFACE DRAINAGE FLOW



THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

TAG	DBH	TYPE
T1	34"	POPLAR
T2	12"	POPLAR
T3	13"	POPLAR
T4	15"	POPLAR
T5	12"	POPLAR
T6	11"	PINE
T7	24"	POPLAR
T8	12"	PINE
T9	12"	PINE
T10	22"	PINE
T11	15"	PINE
T12	11"	OAK
T13	20"	PINE
T14	20"	PINE
T15	20"	PINE
T16	14"	POPLAR
T17	24"	PINE
T18	16"	POPLAR
T19	14"	POPLAR
T20	10"	S.GUM
T21	8"	POPLAR
T22	24"	PINE
T23	24"	POPLAR
T24	26"	PINE
T25	17"	POPLAR
T26	20"	PINE
T27	15"	POPLAR
T28	8"	POPLAR
T29	14"	POPLAR
T30	18"	POPLAR
T31	25"	PINE
T32	33"	S.GUM
T33	18"	OAK
T34	3"	PINE
T35	32"	PINE
T36	8"	EG
T37	23"	PINE
T38	25"	PINE
T39	15"	PINE
T40	8"	HW
T41	9"	EG
T42	18"	S.GUM
T43	16"	PINE
T44	18"	PINE
T45	26"	PINE
T46	14"	S.GUM
T47	15"	PINE
T48	14"	PINE
T49	18"	PINE
T50	12"	OAK
T51	12"	EG
T52	24"	PINE
T53	13"	OAK
T54	13"	OAK
T55	19"	PINE
T56	18"	PINE
T57	13"	EG
T58	18"	PINE
T59	8"	EG
T60	8"	OAK
T61	28"	PINE
T62	25"	PINE
T63	29"	PINE
T64	36"	PINE



**Notes:**

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

TITLE SEARCH NEEDED TO ESTABLISH RIGHT-OF-WAY TAKING.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

**FLOOD NOTE:**  
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0087 E, DATED SEPTEMBER 18th 2013, ZONE "X".

REV.	DESCRIPTION	DATE
1	ADDED TOPOGRAPHY AND TREES	02.08.23

**REVISION NOTES**

**bp** BUSBEE & POSS  
LAND SURVEYING COMPANY  
3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881  
www.busbeeposs.com

**LEGAL:**  
LAND LOT 230, 1st DISTRICT, 1st SECTION  
CITY OF JOHNS CREEK  
FULTON COUNTY, GEORGIA

**AREA:**  
37,854 ft<sup>2</sup> (0.869 ACRES)

**SURVEY FOR:**  
DOROTHY DEMETRO

**LICENSING:**  
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056  
RICKY C. BUSBEE, GA P.L.S. # 2497  
MICHAEL W. POSS JR, GA P.L.S. # 3387

**SITE ADDRESS:** 5150 ABBOTTS BRIDGE ROAD  
JOHNS CREEK, GA 30005

**TYPE OF SURVEY:**  
RETRACEMENT SURVEY

SCALE AT ANS B	PLAT DATE	FIELD CRW.	FIELD DATE
1 INCH = 40 FEET	10/11/22	RB/RD	09/28/22
DRAWN BY:	JOB NUMBER	SHEET #	
MP	BP15586	1 of 1	

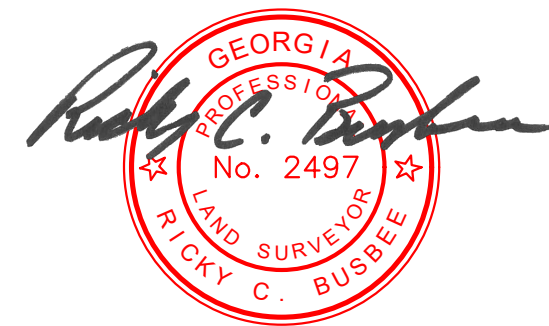
**ZONING:** AG-1

**HEIGHT REGULATIONS:** NO BUILDING SHALL EXCEED 40 FEET IN HEIGHT.

**MINIMUM FRONT YARD:** 60 FEET  
**MINIMUM SIDE YARD:** 25 FEET ADJACENT TO INTERIOR LINE  
40 FEET ADJACENT TO STREET  
**MINIMUM REAR YARD:** 50 FEET

**MINIMUM LOT AREA:**  
1 ACRE WITH FRONTAGE ON PAVED ROAD  
3 ACRES WITH FRONTAGE ON UNPAVED ROAD

**MINIMUM LOT WIDTH:** 100 FEET  
**MINIMUM LOT FRONTAGE:** 35 FEET ADJOINING A STREET



**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.